

2025-003622

Klamath County, Oregon

05/14/2025 02:52:01 PM

Fee: \$92.00

After Recording Return To:

Walker R. Clark

Samuels Yoelin Kantor LLP

111 SW 5th Ave., Suite 3800

Portland, OR 97204-3642

All Tax Statements Should be Sent to:

No Change.

STATUTORY WARRANTY DEED

MICHAEL T. TUCKER and BRITTNEY A. TUCKER, as Tenants by the Entirety, Grantors, convey and warrant to MICHAEL T. TUCKER and BRITTNEY A. TUCKER, TRUSTEES OF THE TUCKER REVOCABLE TRUST DATED APRIL 11, 2025, Grantees, the following described real property free of encumbrances except as specifically set forth herein:

See Exhibit "A", attached hereto and incorporated herein by this reference.

Commonly known as: 15855 S. Poe Valley Rd., Klamath Falls, Oregon 97603

APN: R875451

This property is sold free of encumbrances except all those items of record, if any, as of the date of this deed.

The true consideration for this conveyance consists of or includes other property or value given or promised which is the whole consideration.

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that is available to Grantor under any policy of title insurance covering the above-described property. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11,

CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated: APRIL 11, 2025

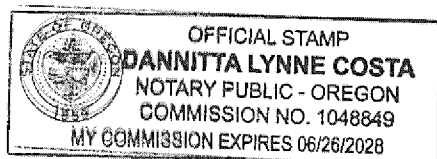

MICHAEL T. TUCKER

Dated: April 11th, 2025


BRITTNEY A. TUCKER

STATE OF OREGON)
) ss.
County of KLAMATH

On this 11th day of April, 2025, personally appeared the above-named MICHAEL T. TUCKER and BRITTNEY A. TUCKER, Grantors, and acknowledged the foregoing instrument to be their voluntary act and deed.



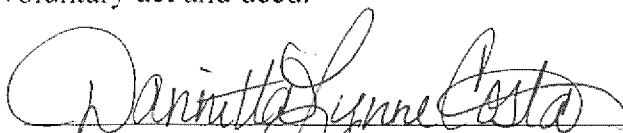

Notary Public for Oregon

EXHIBIT "A"

Parcel 1 of LAND PARTITION PLAT 9-94 being Parcel 1 of "Minor Land Partition No. 34-84" situated in Sections 13 and 24, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM a tract of land situated in the S1/2 of Section 13, Township 39 South, Range 10 East, Willamette Meridian, Klamath County, Oregon and being a portion of Parcel 1 of Land Partition 9-94, more particularly described as follows:

Beginning at a point on the East line of said Parcel 1, from which the South 1/4 corner of said Section 13 (as established by recorded survey #4731) bears South 66° 34' 37" West 662.15 feet; thence North 01° 48' 42" East (North 01° 52' 15" East) along said East line 1,301.30 feet; thence West 1,075.50 feet, to the Easterly right of way line of the USBR "F" canal; thence Southerly and Easterly, along said right of way line 2,020 feet, more or less, to the center line of South Poe Valley Road and the Southerly line of said Parcel 1; thence Easterly, along said center line, 50 feet more or less to the point of beginning.

ALSO EXCEPTING THEREFROM all that portion conveyed to Jon Deese et ux by Bargain and Sale Deed recorded May 9, 2002 in Volume M02, page 27735, Microfilm Records of Klamath County, Oregon.